

# Planning & Zoning Minutes

January 24, 2008

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CITY OF  
**REXBURG**  
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## Commissioners Attending;

Winston Dyer – Chairman  
Mike Ricks      Randall Porter  
David Stein     Mary Haley  
Dan Hanna     Thaine Robinson  
Ted Hill

## City Staff and Others:

Gary Leikness – Planning Administrator  
Elaine McFerrin - Secretary

## **6:00pm – 7:00pm Work Meeting – Hemming Property Project:**

**Planning and Zoning Commissioners** attending the work meeting were **Mike Ricks, Mary Haley, David Stein, Thaine Robinson, Randall Porter, Ted Hill, and Dan Hanna.**

**David Stein** opened the work meeting, in **Chairman Winston Dyer's** absence, at 6:07 pm. He welcomed Hemming Property Project representatives Richie Webb, Reg Richey, Val Hemming, and Lane Hemming. The Hemming Property Project representatives said that after meeting with Gary Leikness, they felt that a PRO Zone (Project Redevelopment Option) fits their project. They provided handout material, with drawings included, so that the Commission could visualize what their project will look like. **David Stein** explained that a PRO Zone is zoned for a specific project to fit that project. A lot of customization can be done, from design standards to different uses, but a lot of legwork is needed to work with neighbors in the area.

Richie Webb said that he wants to make sure that the Planning Commission feels comfortable with the track the project is following. He also wanted to pick out a couple of issues in their project plan that they think are most critical. Those two issues are parking, and the redesigning of 2<sup>nd</sup> South, which is the street that will run with their buildings on either side. They hoped tonight to give a quick overview of the draft material they have given the Commissioners so that they can use that information in their decisions. Reg Richey said the Central Business District(CBD) zoning ordinance is a good one that fits with what the Hemming Property Project wants. The highest density and the highest buildings would be in the southwest corner of the project. They would like to be allowed to build to a height of 50 feet, but they do not want to throw shadows on their neighbors. They would leave the area as moderate residential and would develop it as the years go by.

**Winston Dyer** arrived at 6:20 pm.

The Hemming Property Project representatives said the number of parking spaces that they would need to meet the City's Parking Ordinance is difficult. They are planning underground parking for the hotel. Their goal is to have no surface parking on that entire block. They are asking the city to consider overflow parking around Porter Park during conference center events. They would also

have some multi-level parking and want to encourage shared parking. Angled parking would also be considered.

**Chairman Dyer** said that the very idea of a PRO Zone is a give and take issue, where negotiations are mutually beneficial to both the City and the developers. They are asking the Planning Commission for about a 35% percent reduction in the number of parking spaces that the Parking Ordinance requires for their PRO Zone. Reg Richey pointed out the potential parking plans on the projected aerial photo of the area .No parking lots would face the street. The parking lots they would have to have would be small and heavily landscaped.. The representatives said they are planning for their project to be a LEEDS (Leadership in Energy and Environmental Design) certified project, where strict standards are met in building design and energy.

**Chairman Dyer** said that these are tender issues that have been worked on a long time by the Planning and Zoning Commission, which has worked through some serious problems. He asked Gary Leikness what the next step should be. Gary Leikness recommended requesting some supplemental information from the developers to help the Planning Commission make a decision. He said the Planning Commission should look at what impact new setbacks and development would have in the future. He suggested laying out aerial photos and putting building blocks down in order to visualize what they may be potentially approving. **Randall Porter** asked if the building of the development would be done in phases. Mr. Richey said it would and that the hotel would be in the second of three phases.

Gary Leikness reminded the Commission that they would be approving a zone change and not the project itself.

**Chairman Dyer** said the next step is for the Commissioners to review all the information they now have. Reg Richey said he would try to do a large drawing of the area. He said he would provide the Commission with whatever information is needed.

**Chairman Dyer** said it was good to have this dialogue tonight. Gary Leikness suggested he could get input from the Commission when they are at the P & Z Joint Meeting on January 31<sup>st</sup> , or the Commissioners could possibly discuss the issue at the P & Z meeting amongst themselves at the February 7<sup>th</sup> P & Z meeting.

**Ted Hill** asked about the Hemming Project timing. Reg Richey said they would like to break ground in April 2008 and hope to be open in August 2009. **Chairman Dyer** recommended they talk to the City Council about their street issues as soon as possible.

The working meeting for the Hemming Property Project concluded at 9:07 pm.

**Chairman Dyer** opened the regularly scheduled Planning and Zoning meeting at 9:08pm.

**Roll Call of Planning and Zoning Commissioners: Mike Ricks, Mary Haley, Winston Dyer, Thaine Robinson, Randall Porter, Ted Hill.**

**Dan Hanna** and **David Stein** were present earlier, but left for other commitments. **Mary Ann Mounts** and **Charles Andersen** were excused.

**Minutes:**

1. Planning and Zoning meeting – January 10, 2008

**Randall Porter** motioned to approve the Planning & Zoning minutes for January 10, 2008. **Mike Ricks** seconded the motion.

**Mary Haley** abstained for having not been present.

None opposed. **Motion carried.**

**Mary Haley** asked about the Dennis Warr request for extension of time on his CUP, which was on the agenda at the Planning and Zoning meeting on January 10, 2008. It was briefly explained to her.

**Public Hearings:** None

**Unfinished/Old Business:** None

**New Business:** None

**Non controversial Items Added to the Agenda:**

**Chairman Dyer** said a Design Review meeting for the Madison High School was coming up on the 7<sup>th</sup> of February for those commissioners who are on that committee.

**Report on Projects:** None

**Tabled Requests:**

1. Preliminary Plat – Silver Estates
2. Sign Ordinance – Statement of Intent

**Building Permit Application Report:** None

**Heads Up:**

1. Joint P & Z Meeting – January 31<sup>st</sup> - 7:00pm – City Council Chambers
2. Rezone – Blue Ox Development – 814 N.Yellowstone Hwy. – February 7
3. Rezone – Beartooth Development –(Craig’s Building) – February 7

**Chairman Dyer** adjourned the meeting at 9:29pm.